



City of Tigard Comprehensive Plan
Community Policy Interest Team Meeting Agenda
 Thursday, June 14, 2007
 6:30-8:30 pm
 Red Rock Creek Meeting Room, City Hall,
 13125 SW Hall Blvd.

Agenda for Meeting #1

6:30 – 6:50	Welcome Meeting Objectives Introductions Roles and Responsibilities	Sean Farrelly All
6:50 – 7:10	Comprehensive Planning Overview <ul style="list-style-type: none"> - schedule - role of interest teams - goals/policies/action items 	Sean Farrelly
7:10 – 7:45	Overview of Draft Building Blocks Discussion: <ul style="list-style-type: none"> - additions - changes - deletions 	Sean Farrelly All
7:45 – 8:10	Evaluation Exercise and Discussion	
8:10 – 8:15	Overview of Next Meeting Agenda: Review and refine draft policy statement	Sean Farrelly
8:15 – 8:30	Closing Comments Adjourn	



TOPIC: COMMUNITY

Community includes the places where citizens live, work and shop. These activities form the basic structure around which daily life happens. A community provides its residents with economic opportunities, housing options that reflect local incomes, and places to purchase needed goods and services. How a city plans its land uses affects each of these functions and the community's shape, character, and quality of life.

The shape of the city is also influenced by its past. Historical structures provide a link to a community's beginnings, even as a community evolves to meet the changing needs of its residents. Conserving these guideposts offers a historic reminder and a continuous context for a community.

RELEVANT STATEWIDE PLANNING GOALS

GOAL 10: HOUSING

To provide for the housing needs of the citizens of the state.

GOAL 9: ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

To protect natural resources and conserve scenic and historic areas and open space.

IDENTIFIED COMMUNITY ISSUES AND VALUES

- The citizens of Tigard value the safe and quiet residential atmosphere of the community and the character of their neighborhoods.
- The citizens of Tigard value the community's downtown core and support investment to make improvements.
- The citizens of Tigard value small and local businesses that contribute to a healthy economy.

- The citizens of Tigard are concerned about population increases and the impact upon the community.
- The citizens of Tigard are concerned about growth and development in the community and the compatibility between new and existing development.
- The citizens of Tigard are concerned with the community's appearance, particularly the downtown.
- The citizens of Tigard are concerned that the community's downtown is not living up to its potential.

DRAFT COMPREHENSIVE PLAN GOALS FOR COMMUNITY

- 1. PROVIDE THE OPPORTUNITY FOR A VARIETY OF HOUSING TYPES TO MEET THE DIVERSE HOUSING NEEDS OF CURRENT AND FUTURE RESIDENTS.**
- 2. MAINTAIN A HIGH LEVEL OF RESIDENTIAL LIVABILITY.**
- 3. PROVIDE FOR DIVERSIFIED ECONOMIC DEVELOPMENT OPPORTUNITIES FOR PRESENT AND FUTURE BUSINESSES AND WORKFORCES.**
- 4. PROMOTE A VIBRANT AND SUSTAINABLE LOCAL ECONOMY THAT ENHANCES THE PROSPERITY AND LIVABILITY OF THE COMMUNITY.**
- 5. PROMOTE THE PRESERVATION AND PROTECTION OF HISTORICALLY AND CULTURALLY SIGNIFICANT RESOURCES.**

KEY FINDINGS FROM TIGARD 2007 RESOURCE DOCUMENT

The *Tigard 2007* resource report establishes the factual basis that will be used, in conjunction with the community issues and values, to develop Comprehensive Plan goals, policies, and action measures. Below are the key findings from the Community chapter of the document (which can be found in its entirety at www.tigard-or.gov/2027). Please review the key findings as they will provide important background information when discussing goals, policies, and action measures.

Key Findings for HOUSING

- Almost three-quarters of Tigard is zoned residential (68.6%).
- There are 19,468 single-family and multi-family housing units in Tigard, with an additional 55 mobile homes and 14 manufactured homes.
- Eighty-one percent of housing units were built after 1970.
- Most new housing built since 1994 has been single-family attached or detached (82%).
- The majority of Tigard residents own their homes (58%), with 41% paying rent (2000 Census).
- Over the last five years, Portland region housing prices have rapidly escalated. In Tigard, the 2005 median house price was \$269,900, up 18% from 2004, and 46% from 2000.
- The 2003 median income for Washington County was \$54,001.
- For a median household to purchase a 2005 median-priced home with a 30-year, 6.5% mortgage with \$0 down - and assuming no monthly debt - would require an annual income of \$102,030, almost twice the current median income.
- In a fall 2004 survey, apartment rents averaged \$705 a month, which would be affordable for households making \$28,200 or more annually, almost half of the median income. The 93% occupancy rate was lower than the optimal rate (95%), showing weaker demand. However, recent housing price increases could reverse this trend.
- Currently, Tigard has approximately 7,115 rental units.
- There are 495 Tigard households on the Washington County housing waiting list, representing 1250 people, almost half of which are under 18. Eighty-seven percent of these households make 30% or less of the annual median income (\$16,200 or less). The City of Tigard has a voluntary production goal of 319 affordable housing units, but does not produce or maintain housing units. The need for affordable housing exceeds this number.
- A large portion of the 2005 BLI is zoned low density (54% is R-3.5 or R-4.5) or medium density (26% is R-7). No land zoned R-40 remains on the inventory. The majority of available lots are one acre or less in size.
- Based on this data, if the City developed its remaining residential buildable lands, an additional 2,902 to 3,482 units could be built.
- The City has reached 52% of its Title 1 zoned capacity number of 6,308 units (Metro Title 1; based on 1996 boundaries).
- Since 1994, the overall density of residential construction has been 6.8 du/ac, less than the required 10 du/ac.
- Areas such as Washington Square, the Central Business District (Downtown Tigard), and the Tigard Triangle allow for higher density residential projects but have had limited multi-family projects occur.

- Recent development has occurred at a level consistent with the City's current Comprehensive Plan and zoning ordinance. As land prices continue to rise within the City limits and with the opportunities for western expansion limited, the market will increasingly look to infill for needed housing.

Key Findings for ECONOMY

- Tigard is home to a wide range of economic activity.
- Tigard's location at the crossroads of important transportation corridors Interstate 5, Highway 217, and Hwy 99W is a major advantage in attracting economic activity.
- Approximately 31% of Tigard's land area is zoned for commercial, industrial, and mixed use purposes.
- The major commercial and mixed-use areas of the City are Washington Square, Tigard Triangle, Downtown Tigard, and the Hwy 99W corridor. Industrially zoned properties are generally located along the freight rail line, in between Fanno Creek and Interstate 5.
- Industrial and Commercial properties provide a significant source of property tax revenue.
- Tigard businesses provide 37,861 full and part time jobs.
- In 2005, 3,124 businesses paid the Tigard business tax. About half of these businesses employ four people or fewer.
- There are more jobs in Tigard than people in the workforce living within the city boundaries. 70% of residents commute outside the city; therefore Tigard is a net attractor of commuters.
- In Tigard, the Wholesale Trade sector has the largest amount of sales. The Retail sector has the largest annual aggregate payroll.
- Financial Activities, Retail, and Construction are employment sectors with high Location Quotients(propensity to locate) in Tigard.
- More specific data could be collected on Tigard businesses from the Business Tax process.
- Metro has designated approximately 1,100 acres of Industrial and commercially zoned properties in Tigard as Title 4 Industrial and Employment Areas. Tigard will have to amend its code to limit the development retail and service uses for some I-P zone properties.
- There has been no large-scale encroachment of retail/office uses in industrial areas in Tigard. The largest conversion of industrially zoned land occurred with the City's adoption of the *Washington Square Plan*.
- In 1997 Metro assigned Tigard a capacity of 17, 801 new jobs by the year 2017. Between 1997 and 2004, Tigard added approximately 3,800 jobs.
- According to an analysis, Tigard's supply of industrially zoned land will be inadequate (a deficit of 75 acres) to meet the forecasted 2024 job demand. Redevelopment of underutilized property may be necessary. The analysis forecasts an adequate supply of commercial land.
- Tigard has little vacant industrial land available to attract new large scale industrial development.
- A recent study found that Tigard was a "hub for innovation" due to a high concentration of granted to individuals and small business in 2005
- Tigard does not have a formal city-wide economic development strategy.

Key Findings for HISTORIC RESOURCES

- Statewide Planning Goal 5 encourages local governments to maintain a current inventory of historic resources.
- In 1984, the City adopted a Historic Overlay District to manage significant historic resources. The overlay requires approval for exterior alterations or new construction, with limited exceptions, and requires director approval prior to demolition. Properties with the overlay comprise the City's inventory. To receive or remove the designation, a Type III-Planning Commission procedure is required.
- In 1995 ORS 197.772 required local governments to allow a property owner to remove a historic property designation that was imposed by the local government. The implication for Tigard's current historic code provisions is that if the property designation does not have owner consent, the provisions are no longer relevant or enforceable.
- Nine resources have the overlay designation. Two sites, the John F. Tigard House and the Shaver-Bilyeu House, are listed on the National Historic Register; but only the Tigard house has the Historic District overlay.
- Since the establishment of the Historic District overlay, only one property has had the overlay removed.



TOPIC: COMMUNITY

“COMMUNITY” DEFINITION:

The basic structure around which daily life happens: where people live, work, and shop.

COMMUNITY GOALS

- 1 Provide the opportunity for a variety of housing types to meet the diverse housing needs of current and future residents.**
- 2 Maintain a high level of residential livability.**
- 3 Provide for diversified economic development opportunities for present and future businesses and workforces.**
- 4 Promote a vibrant and sustainable local economy that enhances the prosperity and livability of the community.**
- 5 Promote the preservation and protection of historically and culturally significant resources.**

COMMUNITY **POLICY BUILDING BLOCKS**

Goal

7.1 Provide the opportunity for a variety of housing types to meet the diverse housing needs of current and future residents.

Policy Building Blocks

<u>Policy Principle (Cornerstone)</u>
A variety of housing types are needed to meet the diverse needs of current and future residents
<u>Other Building Blocks (information, actions and results)</u>
<ul style="list-style-type: none">• Residents vary in income, household and family size, age, etc. with different housing needs.• The needs of young people and elderly.• The needs of future residents may differ from today (due to demographics.)• Zoning allows opportunities for single-family detached and attached housing with a variety of lot sizes, as well as condominiums and apartments.• Mixed use residential in close proximity to retail, restaurants and transit.

Assembled Policy (example)

The City shall support zoning that provides opportunities for a variety of housing types that meet the needs, preferences, and financial capabilities of Tigard's households now and in the future.

Policy Principle (Cornerstone)

Housing opportunities that are affordable to all incomes should be available.

Other Building Blocks (information, actions and results)

- Workforce housing is a growing need.
- Affordable housing is a regional issue.
- Metro has a voluntary production goal for affordable housing for each jurisdiction. Tigard has set a voluntary goal of 319 affordable housing units, but does not produce or maintain housing units. The need for affordable housing exceeds this number.
- Public/private partnerships and cooperation with Washington County
- The City of Tigard provides tax abatement and a fee subsidy program for affordable housing.

Assembled Policy**Policy Principle (Cornerstone)**

Housing should be a priority in the Downtown Urban Renewal Area, Washington Square Regional Center, and other mixed use areas.

Other Building Blocks (information, actions and results)

- Tigard Downtown Improvement Plan calls for an “urban village.”
- Housing, transit, retail, and services in close proximity can reduce automobile trips and the need to own a car (or multiple cars).
- Urban Renewal District- will focus public spending in district.

Assembled Policy

Goal

7.2 Maintain a high level of residential livability.

<u>Policy Principle (Cornerstone)</u>
Accommodating growth while protecting the character and livability of established neighborhoods.
<u>Other Building Blocks (information, actions and results)</u>
<ul style="list-style-type: none">• How to define livability?• New development in existing neighborhoods should be compatible and complementary.• Metro residential capacity- 3,027 additional units.• Neighborhood involvement in decisions• Open space, natural resources

Assembled Policy

<u>Policy Principle (Cornerstone)</u>
Housing units built and maintained to be safe.
<u>Other Building Blocks (information, actions and results)</u>
<ul style="list-style-type: none">• Building code and permits ensure safety• The City has a Housing Inspection Program, Housing Emergency Fund (to assist occupants in housing found to be unsafe), and an Enhanced Safety Program (Police Dept. program to improve safety of rental properties.)

Assembled Policy

Policy Principle (Cornerstone)

Residential development should incorporate sustainable elements.

Other Building Blocks (information, actions and results)

How to define sustainability?

Strategies for sustainability:

- efficient use of land
- conservation of natural resources
- easy access to public transit, services, parks, and pedestrian/bike paths
- increased density along major public transit routes can reduce automobile trips.
- easy access to resource efficient design and construction
- the use of renewable energy resources
- mixed use zoning can encourage working, living, and shopping in the same neighborhood.

State incentives for energy efficient site and building design, use of renewable building materials (commercial and rental), appliances, heating systems (single family residences).

Assembled Policy

Goal

7.3 Provide for diversified economic development opportunities for present and future businesses and workforces.

<u>Policy Principle (Cornerstone)</u>
Downtown Tigard Town Center, Washington Square Regional Center, and Metro designated Corridors are important to Tigard's economic future
<u>Other Building Blocks (information, actions and results)</u>
<ul style="list-style-type: none">• Tigard Downtown Improvement Plan: retain existing character, Urban Village.• Urban Renewal District- will focus public spending in district.• Main Street a focal point for the community.• Metro has assigned housing and employment goals to Tigard• Future employment and housing• Enhance their character and identity

Assembled Policy

<u>Policy Principle (Cornerstone)</u>
A city's economy is connected to and impacted by the regional, state, national, and global economy.
<u>Other Building Blocks (information, actions and results)</u>
Organizations involved with economic issues on these levels- Tigard Area Chamber of Commerce, Metro, Washington County, Four County Economic Development Corp., Portland Regional Partners for Business, the Westside Business Alliance.

Assembled Policy

<u>Policy Principle (Cornerstone)</u>
Retaining existing businesses and attracting new ones is important to Tigard.
<u>Other Building Blocks (information, actions and results)</u>
<ul style="list-style-type: none">• Communication with businesses• Local and small businesses• Economic Development program- economic gardening• Clustering of sectors

Assembled Policy

<u>Policy Principle (Cornerstone)</u>
There are underutilized commercial and industrial properties in Tigard.
<u>Other Building Blocks (information, actions and results)</u>
<ul style="list-style-type: none">• Metro/State require an adequate supply of industrial and employment land for development.• Little vacant land for industrial development

Assembled Policy

Goal

7.4 Promote a vibrant and sustainable local economy that enhances the prosperity and livability of the community.

<u>Policy Principle (Cornerstone)</u>
Action should be taken to maintain Tigard's continuing economic vitality.
<ul style="list-style-type: none">• <u>Other Building Blocks (information, actions and results)</u>• Infrastructure• Quality of life• Attract new businesses• Regional cooperation• Economic Development program

Assembled Policy

<u>Policy Principle (Cornerstone)</u>
A city's quality of life and livability can attract employers and innovators
<u>Other Building Blocks (information, actions and results)</u>
Improve appearance of commercial areas.

Assembled Policy

Goal 7.5

Promote the preservation and protection of historically and culturally significant resources.

<u>Policy Principle (Cornerstone)</u>
Historically and culturally significant resources should be protected and preserved.
<u>Other Building Blocks (information, actions and results)</u>
<ul style="list-style-type: none">• Regulation vs. Incentives• Historic designation at the city, state, and national levels for public and private historic sites.• State program freezes property taxes on resources on the National Register of Historic Places (for 15 years)• Property owners rights

Assembled Policy